

Master Plan Map Comments for  
Planning District 8

Order:

- a. Submitted in Numerical Order (PD X – X.R)
- b. Staff Recommendation(s) in Numerical Order  
(PD X- X)
- c. Multiple Amendments



October 31, 2011

New Orleans City Planning Commission  
1340 Poydras Street, Suite 900  
New Orleans, LA 70112

Attn: Paul Cramer  
Via e-mail: [pcramer@nola.gov](mailto:pcramer@nola.gov)

**RE: PD8-1R—Requested change to wharf area between Lizardi and Delery Streets from Parkland  
and Open Space and Mixed Use High Density to Industrial**

To Whom It May Concern:

Global Green USA is concerned with the Port of New Orleans' proposal to change the designation of the area along the Mississippi adjacent to Global Green's Holy Cross Project (bounded by Douglas, Andry and N. Peters Streets from Open Space Natural (OSN) to Industrial.

Global Green has invested millions of dollars at this site to create green affordable housing, and will soon break ground on a state-of-the-art conference and community center. The quiet and green spaces of the levee were key factors in the organization's purchase of this land, and are essential for the continued success of the project.

Loud, obtrusive noise, increased traffic and construction at the river that would be allowed by this change will be detrimental not only to the Global Green project, but to the entire Holy Cross Neighborhood. Additionally, industrial activities at this part of the river will inhibit use of the levee by pedestrian and bicycle traffic, one of the preferred uses for the neighborhood.

Please deny the Port of New Orleans this change request to Planning District 8.

Sincerely,



A handwritten signature in dark ink, appearing to read "Beth Galante".

Beth Galante  
Director  
New Orleans Office

PD8-1R

**CPCinfo**

---

**From:** Dwayne Johnson [dwaynejohnson504@msn.com]**Sent:** Wed 1/25/2012 10:19 PM**To:** CPCinfo**Cc:****Subject:** land use change lower nine**Attachments:**

stop the change as this is the only residential use of riverside land in the united states as I recall we lobbied Senator Linsy Boggs and recieved funding for a leinarpark that was partially installed from the Industrial canal to the Domino sugar refinery . Do you r3 member the air quality when the industrial blasting by the andry st wharf was taking well maybe the Dock or levee boards would like to control this land for some project that won't materalize and private ownership it will end up . Stop this theifery

PD8-1R

**CPCinfo**

**From:** Che' Gilliland [che.energy@yahoo.com]  
**To:** CPCinfo  
**Cc:**  
**Subject:** Master Plan Change in 9th Ward  
**Attachments:**

**Sent:** Thu 1/26/2012 9:41 PM

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I, Che' Gilliland, who resides at 5014 Royal St, NOLA 70117 am writing in reference to the Master Plan Change proposed by the Port of New Orleans in the Lower 9th Ward (PD8-1R). I OPPOSE any change to the current land-use proposed by the Port of New Orleans for the Lower 9th Ward site. I would like to see meetings in the Lower 9th Ward about this proposed change and discussions with the Planning Commission and the Port of New Orleans about the future vision for the Lower 9th Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other planning meeting in the Lower 9th Ward. I remember the Lambert planning process where we (residents) of the Lower 9th Ward had a different 'vision' for the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no signs posted around the property to let me know that there was a process in action to change the land-use of the Port of New Orleans Property in the Lower 9th Ward.


Please inform me of the vote of the New Orleans Planning Commission on this change to the Master Plan PD8-1R.

Yours Truly,

Che' Gilliland

May Peace & Justice Prevail on Earth.

PD8-1.R

 This message has a digital signature, but it was not validated. Attachments will not be included on a reply or forward.  
Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

**CPCinfo**

**From:** Reneau, Carletta CIV NRD NEW ORLEANS  
[carletta.reneau@navy.mil]

**Sent:** Thu 1/26/2012 10:42 AM

**To:** CPCinfo

**Cc:**

**Subject:** amendment number PD8 - 1.R

**Attachments:**  [portofnola.pdf](#)

I am specifically concerned about one amendment proposed by the Port of New Orleans. It is amendment number PD8 - 1.R. It is requesting to change the land on the riverside of the levee, from Lizardi to Delery, from "Parkland and Open Space," to "Industrial," and "Mixed Use Medium Density." This change would allow the port to take up more of the levee access and change it to industrial uses.

VR,

Carletta Reneau

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Carletta Reneau) who reside at  
(628 Delery St NO LA 70117) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). I **OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

*Carletta Reneau*  
CARLETTA RENEAU

PD8-1R

**CPCinfo**

---

**From:** loyeruckman@cox.net [loyeruckman@cox.net]  
**To:** CPCinfo  
**Cc:**  
**Subject:** Port of New Orleans (PD8-1R)  
**Attachments:**

**Sent:** Wed 1/25/2012 6:04 PM

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I Loye Ruckman who resides at 6318 Royal Street, New Orleans, LA 70117 am writing in reference to the Master Plan Change proposed by the Port of New Orleans in the Lower 9th Ward (PD8-1R). I OPPOSE any change to the current land-use proposed by the Port of New Orleans for the Lower 9th Ward site. I would like to see meetings in the Lower 9th Ward about this proposed change and discussions with the Planning Commission and the Port of New Orleans about the future vision for the Lower 9th Ward along the River.

I am/was involved in meetings about the New Orleans Master Plan and other planning meeting in the Lower 9th Ward. I remember the Lambert planning process where we (residents) of the Lower 9th Ward had a different 'vision' for the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no signs posted around the property to let me know that there was a process in action to change the land-use of the Port of New Orleans Property in the Lower 9th Ward.

Please inform me of the vote of the New Orleans Planning Commission on this change to the Master Plan PD8-1R.

Yours Truly,

Loye Ruckman

PD8-1R

**CPCinfo**

**From:** summer b [summer\_b@mac.com]  
**To:** CPCinfo  
**Cc:**  
**Subject:** NO to mixed use on the levee  
**Attachments:**

**Sent:** Wed 1/25/2012 1:15 PM

To: New Orleans City Planning Commission  
RE: Port of New Orleans (PD8-1R)  
Dear Sir or Madam,

I ( \_\_\_\_\_ Summer Burkes \_\_\_\_\_ ) who  
reside at

( \_\_\_\_\_ 4702 St.

Claude \_\_\_\_\_ ) am

writing in reference to the Master Plan Change proposed by the Port of New Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). I OPPOSE any change to the current land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change and discussions with the Planning Commission and the Port of New Orleans about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no signs posted around the property to let me know that there was a process in action to change the land-use of the Port of New Orleans Property in the Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this change to the Master Plan PD8-1R.

Yours Truly,  
Summer Burkes

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

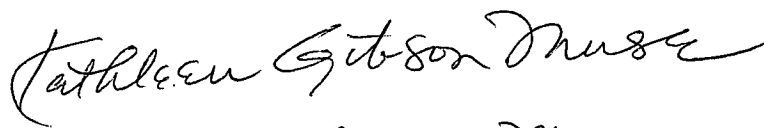
I (KATHLEEN MUSE) who reside at  
(4818 ROYAL STREET, NOLA 70117) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

  
KATHLEEN GIBSON MUSE

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (David Eber) who reside at  
(3014 St. Thomas St. New Orleans, LA 70115) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

David Eber

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Vincent Fedeli ) who reside at  
( 4018 Royal Street ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,



To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Claire Arman ) who reside at  
( 914 Jourdan ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Claire Arman

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( TRAVIS SEHORN ) who reside at  
( 914 JORDAN ST. ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

TRAVIS SEHORN

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Evelyn Stanley) who reside at  
(723 Coffin Ave) am  
writing in reference to the Master Plan Change proposed by the Port of New Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change and discussions with the Planning Commission and the Port of New Orleans about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no signs posted around the property to let me know that there was a process in action to change the land-use of the Port of New Orleans Property in the Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this change to the Master Plan PD8-1R.

Yours Truly,

Evelyn Stanley

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( CHAS FERGUSON ) who reside at  
( 616 CARRIN ) am

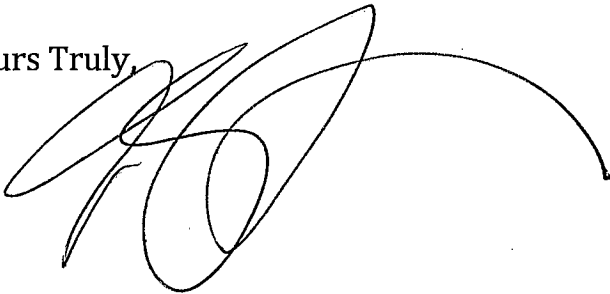
writing in reference to the Master Plan Change proposed by the Port of New Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). **I OPPOSE** any change to the current land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change and discussions with the Planning Commission and the Port of New Orleans about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no signs posted around the property to let me know that there was a process in action to change the land-use of the Port of New Orleans Property in the Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this change to the Master Plan PD8-1R.

Yours Truly,

A large, stylized handwritten signature in black ink, appearing to read 'CHAS FERGUSON', with a long horizontal flourish extending to the right.

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Don Edwards) who reside at  
(913 Loma St New Orleans) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Don Edwards

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Henry L. J. Quinn Sr ) who reside at  
( 2526 St. Maurice Ave ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

*Henry L. Quinn Sr*

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Theresa Butler ) who reside at  
( 4900 Royal St ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

*Theresa L Butler*

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Paulette Butler) who reside at  
(24900 Royal St.) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,





To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Monica J. Nolan) who reside at  
(5342 Dauphine St, New Orleans, La, 70117) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Eula W. Wilson) who reside at  
(1201 Lamanche St) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( LILY BARSON ) who reside at  
( 914 JOURDAN AVE ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

LILY BARSON

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Nathalie Alexander) who reside at  
(603 Caffin Ave) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward **(PD8-1R)**. **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Nathalie Alexander

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Katrina M. Alexander) who reside at  
(5451 Royal St) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Katrina M. Alexander

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Calvin Alexander Jr.) who reside at  
(5453 Royal) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Calvin Alexander Jr.

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Jeffery R. Chambas ) who reside at  
( 5416 Dauphine St. N.O., La. 70115 ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,



To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

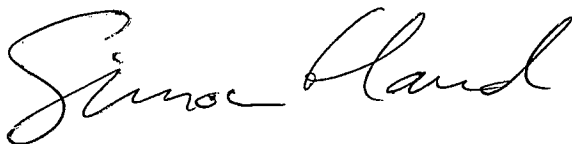
I (Simon Hand) who reside at  
(701 Deslondre Street) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

~~I am~~ was involved in meetings about the New Orleans Master Plan and other  
planning meeting<sup>S</sup> in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process <sup>where</sup> we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,



SIMON HAND

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

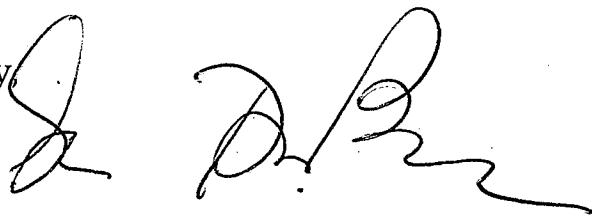
I (SARAH DEBACHER) who reside at  
(701 DESCLONDE ST. NOA 70117) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,



To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Mary "Patsy" Story) who reside at  
(4709 N. Rampart NOLA 70117) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

*Mary Patsy Story*

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I (Levin Mercadel) who reside at  
(6217 Bienvenue St. 70117) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Levin Mercadel

*I walk on the levee w/ several friends for  
exercise several times a week. Don't take this  
away from us!*

ZM

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

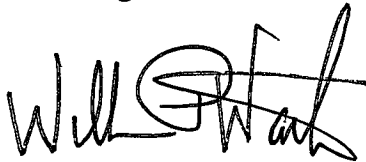
Dear Sir or Madam,

I ( William P Waiters ) who reside at  
( 5005 Dauphine St ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (PD8-1R). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

A handwritten signature in black ink, appearing to read 'Will P Waiters', with a stylized flourish at the end.

Yours Truly,

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Tracy Nelson ) who reside at  
( 5012 Dauphine St ) am  
writing in reference to the Master Plan Change proposed by the Port of New  
Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current  
land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I  
would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change  
and discussions with the Planning Commission and the Port of New Orleans  
about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other  
planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning  
process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for  
the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no  
signs posted around the property to let me know that there was a process in  
action to change the land-use of the Port of New Orleans Property in the  
Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this  
change to the Master Plan PD8-1R.

Yours Truly,

Nelson

To: New Orleans City Planning Commission

RE: Port of New Orleans (PD8-1R)

Dear Sir or Madam,

I ( Linda Morgan ) who reside at  
( 409 Andry St. ) am  
writing in reference to the Master Plan Change proposed by the Port of New Orleans in the Lower 9<sup>th</sup> Ward (**PD8-1R**). **I OPPOSE** any change to the current land-use proposed by the Port of New Orleans for the Lower 9<sup>th</sup> Ward site. I would like to see meetings in the Lower 9<sup>th</sup> Ward about this proposed change and discussions with the Planning Commission and the Port of New Orleans about the future vision for the Lower 9<sup>th</sup> Ward along the River..

I am was involved in meetings about the New Orleans Master Plan and other planning meeting in the Lower 9<sup>th</sup> Ward. I remember the Lambert planning process where we (residents) of the Lower 9<sup>th</sup> Ward had a different 'vision' for the area the Port of New Orleans is asking for a change of Land use.

This proposal by the Port of New Orleans is a surprise to me. There were no signs posted around the property to let me know that there was a process in action to change the land-use of the Port of New Orleans Property in the Lower 9<sup>th</sup> Ward.

Please inform me of the vote of the New Orleans Planning Commission on this change to the Master Plan PD8-1R.

Yours Truly,

Linda Morgan

PD 8-1.R



January 30, 2012

New Orleans City Planning Commission  
1340 Poydras Street, Suite 900  
New Orleans, LA 70112

Attn: Paul Cramer, and Dale Thayer  
Via e-mail: [pcramer@nola.gov](mailto:pcramer@nola.gov), [dwthayer@nola.gov](mailto:dwthayer@nola.gov)

**RE: PD8-1R—Requested change to wharf area between Lizardi and Delery Streets from Parkland and Open Space and Mixed Use High Density to Industrial**

To Whom It May Concern:

Global Green USA is concerned with the Port of New Orleans' proposal to change the designation of the area along the Mississippi adjacent to Global Green's Holy Cross Project (bounded by Douglas, Andry and N. Peters Streets from Open Space Natural (OSN) to Industrial.

Global Green has invested millions of dollars at this site to create green affordable housing, and will soon break ground on a state-of-the-art conference and community center. The quiet and green spaces of the levee were key factors in the organization's purchase of this land, and are essential for the continued success of the project.

Global Green has reviewed the Planning Commission Staff report (pages 131-133) and has determined that the proposed changes still do not address concerns of loud, obtrusive noise, increased traffic and construction at the river. Industrial activities at this part of the river will discourage use of the levee by pedestrians and cyclists, one of the preferred uses for the neighborhood.

Please deny the Port of New Orleans all of the changes requested to Planning District 8.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth Galante", written over a horizontal line.

Beth Galante  
Director  
New Orleans Office

Headquarters: 2218 Main Street, 2<sup>nd</sup> Floor • Santa Monica, CA 90405-2273 Ph. (310) 581-2700; Fax (310) 581-2700  
841 Carondelet • New Orleans, LA 70130 Ph. (504) 525-2121; Fax (504) 525-2122  
1717 Massachusetts Avenue, NW, Suite 600 • Washington, DC 20036 Ph. (202) 222-0700 Fax (202) 222-0703  
[www.globalgreen.org](http://www.globalgreen.org) email: [ggusa@globalgreen.org](mailto:ggusa@globalgreen.org)



1 November 2011

New Orleans City Planning Commission

1340 Poydras Street

New Orleans, LA 70112

[cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

Sierra Club New Orleans Office: Zoning Comments general and for Planning District 8 & part of PD 11, Lower Ninth Ward/Bayou Bienvenue Area

Dear Commission and Staff,

These are the comments of the Sierra Club New Orleans Office, which should be added to comment card submitted at the Zoning District 11 & District 8 meeting.

Some general comments there needs to be a better way to involve the community leaders in this process. The "Public Meeting" did not allow a full platform for community leaders to conduct an open dialog with planning commission staff and fellow community leaders. The meetings were designed to not allow open public comments except on cards handed out by the planning commission staff. There was no space allowed for public dialog about the wants of the community.

The zoning maps present at the meeting were confusing and hard to understand. Before the next public meeting these visual presentation of the maps needs to be greatly improved. The maps were to reconfirm the will of the community as developed in the Master Planning Process. The maps on the web page were also hard to read unless one zoomed into an area and then zoom out to understand the context of the maps.

My understanding is that the City Planning Commission hired a firm to work on these maps and presentations, if so the City Planning Commission if not get good value for the work presented.

The New Orleans Planning Commission needs to rethink the idea of having Zoning and Master Plan Annual Change in the same meeting. There is much confusion in neighborhoods about the difference between the two process and need a better way to should the process of the Master Plan Change Process.

Here are Comments:

1. Support the fact that Barrow Pits are not allowed in Orleans Parish
2. Support Environmental Sensitive Area zoning of properties in New Orleans East near the Bayou Sauvage National Wildlife Reserve.
3. Need added to zoning document:
  - a. Zoning rules and regulations for the operation and placement of Auto 'Junk Yards—Auto Parts—pull your-own operations' this is a real problems along Old Gentilly Ave and Almonaster Ave'
    - i. Possible ground water pollution
    - ii. Possible fire on the sites with air pollution impact on surrounding neighborhood.
  - b. Zoning Rules and regulations need for concrete disposal site and the breaking up of concrete. A number of site have been developed along Almonaster Ave over the last few year (2009-2010) also one located at Higgins Blvd and Alvar St started just this year.
    - i. Dust from sites air pollution issue for surrounding neighborhoods
  - c. Zoning rules and regulation related to 'wood recycling' sites along Almonaster Ave.
  - d. Are there rules and zoning regulations for the location and operations of construction waste landfills in Orleans Parish? We support the banning of any new landfills or waste transfer sites in Orleans Parish
  - e. Need to include in zoning rules and regulations for all commercial and industrial site better control rainwater run-off. Need to work with the Sewage & Water Board in their EPA permitting process to better control storm-water run-off in Orleans Parish
4. Do not support proposal of Port of New Orleans to Change zoning along Gulf Intercoastal Waterway on the north side between the IGWW and Almonaster Ave to industrial zoning

- without some site review of the small remaining cypress swamp and wetlands areas in the area of proposed change (This might be under the Master Plan Changes PD9-18)
5. Do not support proposal of Port of New Orleans to Change zoning along Gulf Intercoastal Waterway along the south side of the IGWW along Paris Road. (This might be under the Master Plan Changes "PD11-18")
    - a. This area should be zoned as an Environmental Sensitive Area for the properties currently without any development.
      - i. There needs to be a close look at the current development sites to see if they have the proper permits for the developments that are currently operating along Parish Road in Orleans Parish.
  6. The area in District 11 south of the Gulf Intercoastal Waterway and north of Planning District 8 should be zoned as Coastal Zone or Environmental Sensitive
  7. The Bayou Bienvenue area in planning District 8 directly adjacent the Florida Ave between the St. Bernard Parish Line and the Inner Harbor Navigation Canal should be zoned a Open Space and Park land,
    - a. With the understanding that there are several projects being worked on by the City of New Orleans, New Orleans Sewage & Water Board, the Lower 9<sup>th</sup> Ward Center of Sustainable Engagement & Development, and other to plan coastal restoration projects in the 433 acre of open water.
  8. The entire area south of the Gulf Intercoastal Waterway in Orleans Parish except the land where Southern Scrape currently operates should have no zoning which would allow any development not in keeping with a open space – parkland zoning.
  9. Support rezoning Delery St Riverfront Playground to OS/N. (Delery/MR levee/Tricou extension/Alhambra).
  10. Support staff recommendation for MI zoning along Mississippi River if this zoning will allow the following usage.
    - a. The area in front of Jackson Barracks along the Mississippi River, which we think should be more properly OS/N (Delery to St B Parish line on batture). This section of the Barracks includes remarkable setting of antebellum homes of interest to the public, and viewable from the levee
    - b. Oppose Port of New Orleans proposed Master change "PD8-18"
    - c. Support vision developed by the Lower 9<sup>th</sup> Ward Neighborhood during the Lambert Planning process on pages 17-18 of the Lambert plan for a mixed use area along the Mississippi River between Albo St to Tricou St and from Bienvenue St. to the Mississippi River.
  11. The levee on both sides of the floodwall between Urquhart St to Florida Avenue you have recommended MI/HI. We do not agree. All neighborhood plans and plans of the Corps of Engineers have this area designated as park/open space/recreation (OS/N). This area has been cleaned up from industrial use at great public expense and has no anticipated industrial use.

For the record we support the changing of the Planning District boundaries between the 11<sup>th</sup> and the 8<sup>th</sup> District. The current line for planning district 11 extends south of the Gulf Intercoastal Waterway along Paris Road to the northern side of Bayou Beinvenue then eastward along the Orleans Parish -St. Bernard Parish boundary then along Florida Ave in the Lower 9<sup>th</sup> Ward. As the Planning Commission knows from the planning efforts since Hurricane Katrina, a number of neighborhood groups in the Lower 9<sup>th</sup> Ward along with a number of local and national Environmental NGO's, the City Of New Orleans and the New Orleans Sewage & Water Board have been rethinking the value and use of the area current in the 11<sup>th</sup> planning district. It makes sense to redraw the Planning District boundaries between the 11<sup>th</sup> and the 8<sup>th</sup> District so that the area south of the Gulf Intercoastal Waterway is included in the planning District 8.

Please let us know the process for changing the Planning District boundaries between the 11<sup>th</sup> and the 8<sup>th</sup> District

We support the Comments submitted by the Lower 9<sup>th</sup> Ward Center for Sustainable Engagement & Development and the Holy Cross Neighborhood Association.

We would like to be notified of future public meeting related to the City of New Orleans Zoning changes and the New Orleans Master Plan Changes.

We hope to submit separate comments on the New Orleans Master Plan 2011 changes as proposed by the 1 December deadline.

Darryl Malek-Wiley

Organizing Representative

Environmental Justice and

Community Partnership Program

716 Adams St,

New Orleans, LA 70118

504-861-4835 Office

504-427-1885 Cell

504-861-4441 Fax

New Orleans City Planning Commission  
1340 Poydras Street  
New Orleans, LA 70112

[cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

Re: Zoning Comments for Planning District 8 & part of PD 11, Lower Ninth Ward/Bayou Bienvenue Area

Dear Commission and Staff,

We have reviewed the current and proposed zoning maps and feel the need to express the needs of Holy Cross/Lower Ninth Ward neighborhoods that are consistent with approved post Katrina planning documents.

We live in a historic district where residential use and zones are right up against industrial maritime use and zones, particularly along the River. We consider ourselves good neighbors tolerant of established patterns. We comment here that interface of maritime industrial and historic neighborhood demands a level of attention, respect, and cooperation in planning to make it all work. We have not seen this in the guidelines but maybe it should be.

We have appreciated the CPC staff's willingness to work with us to understand these changes, and we generally support the staff recommendations for changes in zoning that reflect actual accepted land use and neighborhood consensus

Here are specific comments:

1. We support rezoning Delery St Riverfront Playground to OS/N. (Delery/MR levee/Tricou extension/Alhambra).
2. We support staff recommendation for MI zoning along Mississippi River except below Jackson Barracks, which we think should be more properly OS/N (Delery to St B Parish line on batture). This section of the Barracks includes remarkable setting of antebellum homes of interest to the public, and viewable from the levee.
3. From Flood St to the St Bernard Parish line, zoned MI and MU1, includes the right of way of the public levee, and we assume and restate this right of use.
4. The levee on both sides of the floodwall between Urquhart St to Florida Avenue you have recommended MI/HI. We do not agree. All neighborhood plans and plans of the Corps of Engineers have this area designated as park/open space/recreation (OS/N). This area has been cleaned up from industrial use at great public expense and has no anticipated industrial use.

5. Zoning lines of the change Map in the stylized "L" shape immediately above Florida Avenue and along Bayou Bienvenue do not show proposed zoning. Lower Ninth Ward communities have an interest in this area and will support OS/N or other suitable designation but would like to know what it is. Please explain.

6. Undeveloped areas along Paris Road above Bayou Bienvenue are marked Industrial Maritime. We propose this area remain undeveloped to keep this marsh from further erosion. Already developed parcels now underused or vacant should be developed here, not existing marshland. Accordingly this area largely should be OS/N.

7. Much of the area above Bayou Bienvenue is labeled CZ, we assume "coastal zone" but have not much explanation as to this classification. We want these areas to thrive as undeveloped protective wetlands, and we hope this is the purpose of the CZ classification and what the staff recommends. Let us know.

8. Please include map information and data up to the Gulf Intracoastal Waterway with District 8 as this is a natural part of our district and remains a vital concern.

Thank you.

John Koefler  
Planning Committee  
Holy Cross Neighborhood Association  
5130 Chartres Street  
New Orleans, LA 70117